

Community Docks & Boat Ramp Regulations

Current as of: 5/17/2024

For more information, contact: HOABoard@thespringsathighrock.org

Introduction

Authority: The Board of Directors of The Springs at High Rock Homeowners Association, Inc. (“Association”) has the sole responsibility for the management and assignment of docks use privileges.

Liability: The Association, its members, and Board of Directors, and Cedar Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercrafts, their contents, other boats/watercrafts, and structures in the area set aside for the community docks. Additionally, the Association assumes no responsibility for personal injury or death to the owner, his/her crew, family, or guests anywhere on the premises or docks, whether due to negligence of the Association, its members, and its Board of Directors.

Dockage for Members Only: Only property owners (“Owners” or “Members”) in good standing (defined as having no unpaid dues, late charges, or fine assessments, and not having been denied access to the facilities for reason of previous misuse) of the Association are authorized to dock their boats/watercrafts at the community docks.

Assigned Slips: Lot numbered slips are privately assigned and not available for general Springs’ use.

These regulations apply only to Springs-owned slips at Docks 1, 2, and 3.

General Regulations for all SHR Docks & Slips

1. **No Commercial Activity:** The docks are for pleasure usage only. No commercial activity or usage is allowed.

2. **Day slips:** Five (5) slips at Dock 1 and four (4) slips each at Docks 2 and 3 are available for day use with no overnight mooring. They are available on a first-come, first served basis and may be used from 7 AM with all boats being removed by sunset. Any boat left overnight at a day slip may be removed at the owner's expense.
3. **Walkways:** All persons must stay on the designated walkways when walking down to the dock areas. Do not block the dock with your gear.
4. **Cleanliness:** No trash or other refuse is to be left at the dock or thrown into the lake. The person bringing it in is responsible for the removal of all items and trash.
5. **Glass Containers:** No glass containers of any kind are permitted on the docks or areas around the docks including the ramps, parking areas, and boat storage area.
6. **Pets:** All pets must be kept on leashes and not left unattended. Owners are responsible for immediate cleanup of any accidents.
7. **Disturbances:** Loud parties, inappropriate conduct, and other disturbances are not permitted.
8. **Size:** Watercraft width must not exceed 8.5 feet (102 inches).
9. **Electric Devices:** The use of electric cords and devices is prohibited on all docks.
10. **"Live Aboard":** No one is allowed to live aboard any boat/watercraft or to sleep overnight on boats or the dock areas.
11. **Refueling:** Refueling is allowed from the docks. Fuel containers must meet the EPA standards for gas emissions and refueling containers cannot be stored on the dock or in a watercraft that is moored at the dock."

Boat owners may be denied reservation privileges for any gas spillage on the docks or into the water. Filled or semi-filled gas containers cannot be left unattended or on overnight docked boats.

General items of concern: **No fires, no smoking, no fireworks and/or no explosive devices are allowed at any time.**

12. **Dock Boxes and Use:** No dock boxes or storage containers may be left on the dock. The dock and surrounding areas must be kept clean of all gear, tackle, and other obstructions.
13. **Damage to Docks:** Any damage to docks or surrounding areas will result in the property owner responsible for those damages being billed for all repairs. Violation of any of these rules may also lead to suspension of privileges.

14. **Children:** Children under 16 must be accompanied by an adult while on a dock.
 15. **Guests:** Property owners are responsible for the behavior of all of their guests. Please use common sense and respect for other owners using the docks or surrounding areas.
 16. **Vehicle Parking:** Automobile or golf cart parking at Dock #1 is limited to one owner vehicle and one vehicle for guest(s). Parking is allowed in designated areas only. There is a parking lot at the corner of Rocky Cove and Mistral provided for property owners that wish to use the Day Slips at Docks 2 and 3 as well as for those who wish to walk the area. No on-road, roadside, or easement area parking is permitted.
 17. **Trailer Parking:** Trailer parking is prohibited at Dock 1 (at the Boat Ramp) on weekends and holidays between (and including) the first weekend in April and the last weekend in September. On these days, trailers must be removed from the area immediately after launching and are subject to towing at the owner's expense if left there. Otherwise, trailer parking is allowed at Dock 1 at the designated areas only from 7:00 AM to sunset on weekdays. Trailers may not be parked on the road, roadside, common property areas and/or launch ramp at any time.
 18. **Swimming:** No swimming at any time, near or around any community dock and/or boat ramp.
-

Overnight Mooring Privileges

1. Four slips at Dock 2 and four at Dock 3 are available for overnight mooring use by property owners in good standing from June through October. The fee for this overnight mooring privilege is \$50/month, which will be used to cover future repair and maintenance of the slips and walkways due to the additional wear and tear.
2. To apply for these slips, go to the Springs' website and complete the application, Application for Overnight Mooring at Dock 2 or 3. Sign it and send the application to the Recreational Facility Committee (RFC).
3. Assignments of slips will be for a period of up to one calendar month. These slips will be assigned on a first-come, first-served basis unless demand exceeds the eight slips. In that case, a lottery method of assignment will be used for allocation. Once the usage period is complete, the property/boat owner must remove the watercraft. That property/boat owner may rejoin the "overnight mooring request list" after all other eligible property/boat owners requesting overnight mooring privileges have had a

chance to use these slips. If property/boat owners do not remove their watercraft in a timely manner, The Springs HOA Board may have it removed at the owner's expense.

Additional Regulations that Apply to Overnight Mooring Privileges

1. These slips may be used from 7 AM to sunset.
2. Be courteous and mindful of neighbors.
3. Only the watercraft identified in the application may be moored in the slip.
4. All of the general regulations above apply to this privilege.
5. Parking for Dock 2 and 3 is only at the lot on the corner of Rocky Cove and Mistral Lane and not at the right of ways by the dock walkway.
6. Moored watercraft must be registered and have a current license with the NC Wildlife Resource Commission.
7. The applicant must have current and adequate boating insurance.